

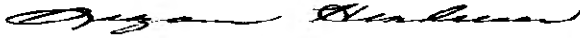
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Tarrant County Texas

Official Public Records

12/23/2010 9:20 AM

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Store #986

Suzanne Henderson Submitter: ACS

SHORT FORM LEASE

LEASE between **TITAN 986 TX, LLC**, a Texas limited liability company, with its principal office located at **5314 South Yale Avenue, Suite 205, Tulsa, Oklahoma 74135** ("LESSOR"), and **QUIKTRIP CORPORATION**, an Oklahoma corporation, with its principal offices located at **4705 S. 129th E. Ave., Tulsa, Oklahoma 74134-7008** ("LESSEE").

WITNESSETH

BY WRITTEN LEASE dated **January 21, 2010**, Lessor has leased a leasehold estate, and hereby leases a leasehold estate, to Lessee to certain real property located in **Tarrant County, State of Texas**, (the "LEASED PREMISES"), being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD THE LEASED PREMISES for a term of Fifteen (15) years beginning on the **1st day of January, 2011**, with the option to extend the term for Seven (7) additional terms of five (5) years each, all on the terms, provisions and conditions contained in the WRITTEN LEASE, which WRITTEN LEASE is by reference made a part hereof to the same extent as if all the provisions thereof were copied in full herein.

This SHORT FORM LEASE replaces and supersedes the INITIAL SHORT FORM LEASE executed between Lessor and Lessee dated the **4th day of March, 2010** and recorded in Tarrant County as document number **D210050470**.

Executed to be effective as of the 15th day of December, 2010.

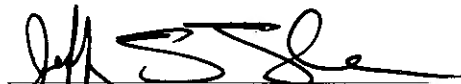
LESSOR:

LESSEE:

TITAN 986 TX, LLC**QUIKTRIP CORPORATION**

By: Titan MM, LLC, an Oklahoma limited liability company, its managing member

By:


Jeffrey T. Thoene
Corporate Director of Real Estate

By: Titan Properties LLC, an Oklahoma limited liability company, its sole member

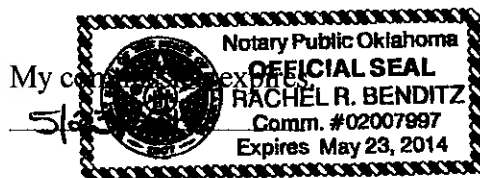
By:


Benjamin P. Abney
Managing Member

STATE OF Oklahoma)
)
 COUNTY OF Tulsa) SS.

This instrument was acknowledged before me on this 15th day of December, 2010, by Benjamin P. Abney, to me personally known, who, being by me duly sworn, did say that he is the Managing Member of Titan Properties LLC, an Oklahoma limited liability company, the sole member of Titan MM, LLC, an Oklahoma limited liability company, the managing member of TITAN 986 TX, LLC, a Texas limited liability company, and Benjamin P. Abney acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Rachel R. Benditz
 Notary Public



STATE OF OKLAHOMA)
)
 COUNTY OF TULSA) SS.

On this 16th day of December, 2010, before me, the undersigned, a Notary Public, appeared Jeffrey T. Thoene, to me personally known, who being by me duly sworn, did say that he is the Corporate Director of Real Estate of QuikTrip Corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and Jeffrey T. Thoene acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

Melissa Callahan
 Notary Public in and for said County and State

My Commission Expires:
5/31/11



Return To:

Titan 986 TX, LLC
 5314 S. Yale Avenue, Suite 205
 Tulsa, OK 74135

Exhibit "A"
Legal Description

BEING a tract of land in the City of Arlington, Tarrant County, Texas out of the John Balch Survey, Abstract No. 83, and being all of Lot 1, Block A, QT-986 Addition, an addition to the City of Arlington according to the plat thereof recorded as County Clerk's File No. D210045607, Deed Records, Tarrant County, Texas.